

MHC STAFF REPORT SUMMARY: 07/14/21

Pursuant to SMC 25.24.070, the Commission shall consider whether the proposal proposed in an application for a certificate of approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

071421.2 USE

MHC 97/21

071421.21 The Rabbit Box

94 Pike St, Corner Market Building

Tia Matthies and Robynne Hawthorne, Business Owners

Proposal for new business consisting of restaurant, bar, live entertainment, and private event space. Operated by Carryall LLC owned by Tia Matthies (50%) and Robynne Hawthorne (50%).

Relevant Background:

- Zone 2, below street level, food (a-e), housing (a-b), social (a) uses permitted.
- Current use: vacant. Previous use was The Can Can: food (e), other (a)
- New use would be food (e), other (a)
- Space is 2,400 square feet.
- Proposed ownership structure: Tia Matthies (50%) and Robynne Hawthorne (50%)
- Owner financial affiliations: Robynne Hawthorne is 100% owner of Underwood Stables LLC, an entertainment production company. Tia Matthies is 26.6 % of The Royal Room, a music venue serving food and drinks.
- Owner operator: Tia Matthies and Robynne Hawthorne to be onsite for day to day operations
- Business hours: Tuesday – Sunday, 4 pm – 12 am

Exhibits:

- Location
- Draft floor plan
- Applicants' statements
- Sample entertainment schedule
- Sample menu
- Carryall LLC documentation

Relevant Guidelines

2.1 General Principles for Use in the Market – No immediate conflicts cited

2.5 Priority of Market Uses

2.5.5: Other Uses – other (a), performing arts, not among permitted uses but “may be allowed in appropriate zones or locations”. Previous tenant was approved for other (a).

2.6 Styles and Methods of Business Operations

2.6.8: Ownership or Control Outside the Market – Both proposed owners have ownership interest other businesses related to entertainment, events, and/or food service.

2.6.7 Multiple Ownership or Control Within the Market - Proposed owner Paul Beveridge currently operates a stall within the Market.

2.7 New Uses and Businesses

2.7.2: Non-Permitted Uses: Potentially a non-permitted use due to 2.5.5 - “Other Uses” and 2.6.8: “Ownership or Control Outside the Market”. Consider the criteria (a),(b),(c), or (d) for evaluating non-permitted uses.

071421.3 DESIGN

071421.31 The Can Can

95 Pine St, First & Pine Building
Chris Snell, Business Owner

Proposal for exterior reader board signage, window decal signage, blade sign, canopy, storefront painting, decorative statues, painting of exterior railings and gate, and neon signage.

Exhibits:

- Photos of existing features
- Signage details
- Statue details
- Color samples
- Materials information

Relevant Guidelines

3.1 General Principles for Design in the Market – no immediate conflicts cited

3.2 Major Structures and Architectural Elements

3.2.9 – “Awnings and/or sunshades shall relate to the building façade and architectural elements. Design considerations should include uniformity, color, size, scale and materials.

3.4 Design of Individual Business Spaces

3.4.1 Shop fronts

(c) “Shop fronts and stalls should not depart from the character of the building of which they are a part....[see Guidelines for full Proposed text]”. Proposed railing color differs from existing railing and trim colors of building. Proposed storefront painting differs from building color.

(d) The color of shopfronts should be neutral, although some color variety is acceptable....[see Guidelines for full text]”. Proposed shopfront has a wide variety of visual effects.

3.5 Lighting – No immediate conflicts cited

3.6 Signs – No immediate conflicts cited